

Building Board

DABC

State Funded requests

UTAH DEPARTMENT OF
ALCOHOLIC BEVERAGE CONTROL



Allowable Stores

Table 1: Utah Population Growth and Allowable Liquor Stores

	2020	2030	2040
Total State Population	3,325,425	3,889,310	4,463,950
Population per Store	48,000	48,000	48,000
Total Allowable Stores	69	81	92
Current Stores	47	47	47
Additional Allowable Stores	22	34	45

Source: Gardner Policy Institute



Priority for New Store Locations

Table 2: Priority for New Store Locations – Market Areas

Priority	Store	Market Area
1	16	Sandy
2	44	Pleasant Grove
3	31	Draper
4	40	Riverton
5	21	Harrisville
6	39	St. George
7	8	Bountiful
8	30	Layton
9	15	Cottonwood Heights
10	3	West Valley City
11	6	Logan
12	24	Ogden

East Sandy – 9570 south Highland Drive





O & M Request = \$63,954

Project Name:	EAST SANDY STORE					
Agency/Institution:	ABC					
Project Manager:	Mueller					
Delivery Method:						
			Cost			
			Per SF			
Cost Summary		\$ Amount		Notes		
Facility Cost		\$ 3,285,607	\$218.34			
Utility Fee Cost		\$ 106,973	\$7.11			
Additional Construction Cost		\$ -	\$0.00			
Site Cost		\$ -	\$0.00			
High Performance Building		\$ 50,889	\$3.38			
Total Construction Cost		\$ 3,443,468	\$228.83			
Soft Costs:						
Hazardous Materials		\$ 131,250				
Pre-Design/Planning		\$ 35,000				
Design		\$ 313,137				
Property Acquisition		\$ 720,000				
Furnishings & Equipment		\$ 430,000				
Information Technology:		\$ 30,000				
Utah Art (1% of Construction Budget)		\$ 34,435				
Testing & Inspection		\$ 40,000				
Contingency	5.60%	\$ 192,834				
Moving/Occupancy		\$ -				
Builder's Risk Insurance (0.15% of Construction Budget)		\$ 5,165				
Legal Services (0.05% of Construction Budget)		\$ 1,722				
DFCM Management		\$ 32,000				
User Fees		\$ -				
High Performance Building Standard (HPBS)		\$ 65,000				
Other Costs		\$ 50,000				
Total Soft Costs		\$ 2,080,543	\$138.26			
TOTAL PROJECT COST		\$ 5,524,011	\$367.09			
Previous Funding		\$ -	State and Agency			
Other Funding Sources (Identify in note)		\$ -				
REQUEST FOR STATE FUNDING		\$ 5,524,011				
Project Information						
Gross Square Feet	15,048		Base Cost Date	24-Aug-20		
Net Square Feet	13,500		Estimated Bid Date	15-Jan-22		
Net/Gross Ratio	90%		Est. Completion Date	9/31/2022		
			Last Modified Date	2-Sep-20		
			Print Date	11/27/2020		



Priority for Remodel – Sugarhouse (#2)

Store Relocation or Expansion		
Priority	Store	Market Area
1	2	Salt Lake City
2	1	Salt Lake City
3	15	Cottonwood Heights
4	38	Park City
5	9	Murray
6	37	Park City
7	29	Holladay
8	19	Ogden
9	25	Millcreek
10	16	Sandy
11	12	Salt Lake City
12	31	Draper

2100 south 800 east





CBE – Sugarhouse

O & M Request = \$22,257

Project Name:	SUGARHOUSE STORE			
Agency/Institution:	ABC			
Project Manager:	Mueller			
Delivery Method:				
		Cost		
		\$ Amount	Per SF	Notes
Cost Summary				
Facility Cost		\$ 4,007,700	\$320.62	
Utility Fee Cost		\$ 109,800	\$8.78	
Additional Construction Cost		\$ 164,700	\$13.18	
Site Cost		\$ -	\$0.00	
High Performance Building		\$ 64,233	\$5.14	
Total Construction Cost		\$ 4,346,433	\$347.71	
Soft Costs:				
Hazardous Materials		\$ 79,180		
Pre-Design/Planning		\$ 45,000		
Design		\$ 406,221		
Property Acquisition		\$ 5,000,000		
Furnishings & Equipment		\$ 325,000		
Information Technology:		\$ 40,000		
Utah Art (1% of Construction Budget)		\$ 43,464		
Testing & Inspection		\$ 50,000		
Contingency	5.40%	\$ 234,707		
Moving/Occupancy		\$ -		
Builder's Risk Insurance (0.15% of Construction Budget)		\$ 6,520		
Legal Services (0.05% of Construction Budget)		\$ 2,173		
DFCM Management		\$ 35,000		
User Fees		\$ -		
High Performance Building Standard (HPBS)		\$ 80,000		
Other Costs		\$ 1,032,000		
Total Soft Costs		\$ 7,379,265	\$590.34	
TOTAL PROJECT COST		\$ 11,725,698	\$938.06	
Previous Funding		\$ -	State and Agency	
Other Funding Sources (Identify in note)		\$ 5,000,000		
REQUEST FOR STATE FUNDING		\$ 6,725,698		
Project Information				
Gross Square Feet	12,500		Base Cost Date	20-Oct-20
Net Square Feet	10,880		Estimated Bid Date	15-Mar-22
Net/Gross Ratio	87%		Est. Completion Date	15-Mar-23
			Last Modified Date	4-Nov-20
			Print Date	11/27/2020

New Facilities Update

Store	Status
Saratoga Springs	Opened 4th Quarter of 2020
Farmington	Opened last week
Taylorsville	Opens Summer of 2021
Foothill	Temporary Space during construction, Projected open 2022
Downtown	Land acquisition phase complete, Projected Open 2022
Sugarhouse	Land Development/Funding Request Stage, Open 2023
East Sandy	Site acquired/Funding Request Stage, Open 2022
West Valley City relocation	Site Acquired - Design Phase, open 2022



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